



(No subject)

From

 5 attachments (15 KB)

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Hi Kieth,

See below email from Terry Purcell with the State Stormwater Program. The first paragraph confirms that an amendment to the Mary Drive stormwater permit is not required as we are below the permitted 2.5 acres of impervious area and we are conveying runoff from the upgraded rural road to the existing roadside swales along Mary Drive (Manner of Discharge is same as permitted).

The second paragraph states that if we are utilizing the Sadlar Meadow stormwater systems to treat runoff from Lot 12, an amendment to the Sadlar Meadow stormwater permit will be required. But, if runoff from Lot 12 is treated by its own entirely separate stormwater practice, which is our intention, Lot 12 can be covered under its own separate stormwater permit.

Thanks,

Graham Tidman, P.E.

O'Leary-Burke Civil Associates, PLC

13 Corporate Drive

Essex Junction, VT 05452

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From: Purcell, Terry <Terry.Purcell@vermont.gov>
Sent: Monday, July 20, 2026 8:56 AM
To: Graham Tidman <gtidman@olearyburke.com>; Haenke, Brodie <Brodie.Haenke@vermont.gov>
Cc: Danny Peet <dpeetfarm4@gmail.com>
Subject: RE: Sadlar Meadow Lot 12 Driveway Improvements

Hi Graham,

The current permit for the Mary Drive subdivision is 6115-9050, issued earlier this year to renew and replace permit 6115-9010. The authorized impervious for permit coverage remains 2.50 acres and I agree that the constructed impervious surfaces for the development are less than 2.50 acres in area (estimated as 1.76 acres by Watershed Consulting for the 9050 renewal application and here 1.82 acres by yourself). An amendment to the permit is not necessary for the 0.06 acres of additional impervious surface proposed *if* the stormwater design for the management of that 0.06 acres of road impervious surface conforms with the Manner of Discharge specified in the 6115-9050 permit, which is generally stormwater runoff from roofs, driveways, and roads via stone- and grass-lined swales and culverts, and then by overland flow across vegetated terrain to either an unnamed tributary of the Winooski River (S/N 001) or an unnamed tributary of Donahue Brook (S/N 002).

The permit for Sadlar Meadow Residential Subdivision is 6881-9050. The impervious proposed for the new house and driveway on Lot 12 requires permit coverage and a stormwater management design in conformance with the 2017 Vermont Stormwater Management Manual. The new impervious surface proposed for Lot 12 of the Sadlar Meadow development would need to obtain permit coverage under an amendment to permit 6881-9050 if it utilized any aspect of the previously permitted stormwater system to satisfy applicable standards in the Manual (i.e. a shared stormwater system). The Lot 12 impervious surface could obtain permit coverage under its own stand-alone stormwater permit if the stormwater system used to satisfy applicable standards was independent, meaning all of the runoff from the new impervious was managed to fully satisfy any currently applicable standards with its own practices before it flowed into any parts of the existing previously permitted stormwater system utilized to manage runoff from the other impervious surfaces in the development. I note that design for the previously issued Sadlar Meadow stormwater permit relied on grass channels to satisfy the Water Quality Treatment Standard, which was acceptable at the time under the 2002 Manual when the original permit was issued in 2012, but is no longer an available treatment option to meet that standard in the 2017 Manual. We cannot provide an answer on which of those two permitting pathways will be needed until we know what the proposed design is to manage the runoff from Lot 12.

Thanks,

Terry

Terry Purcell (he, him) | Operational Section Supervisor
Watershed Management Division, Stormwater Program
Vermont Department of Environmental Conservation
Davis 1, 1 National Life Drive | Montpelier, VT 05620-3522
802-490-6166 | terry.purcell@vermont.gov
<https://dec.vermont.gov/watershed>

There are times when I may be working from another office location. Contact me by phone or email to schedule an in-person meeting.

Written communications to and from state officials regarding state business are considered public records and may be subject to public scrutiny.

From: Graham Tidman <gtidman@olearyburke.com>

Sent: Thursday, July 9, 2026 12:51 PM

To: Haenke, Brodie <Brodie.Haenke@vermont.gov>

Cc: Purcell, Terry <Terry.Purcell@vermont.gov>; Danny Peet <dpeetfarm4@gmail.com>

Subject: RE: Sadlar Meadow Lot 12 Driveway Improvements

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Hi Brodie and Terry,

My Client, Danny Peet, is trying to move forward with permitting for his proposed project at 385 Mary Drive in Richmond and the local Planning & Zoning staff and Selectboard members have some questions about the Stormwater implications of the proposal to build 1 new house on existing Lot #12 of the Sadlar Meadow development. The three of us met via Microsoft Teams on January 16th, 2025 to discuss the project and the State stormwater permitting requirements.

The project involves one new home and driveway off an existing shared driveway that comes off the Mary Drive cul-de-sac. The local zoning regulations require that the shared driveway be upgraded to a "Rural Road" from Mary Drive to the first individual driveway off the shared driveway (see attached sketch). The rural road upgrade involves widening the existing 12' driveway to 24' wide and will result in 0.06 acres of new impervious. The new impervious will be located within a 60' right-of-way that is also known as "Lot K" of the Mary Drive development.

Mary Drive is currently approved for 2.5 acres of impervious under permit 6115-9010 and using survey data and ortho photography I've estimated there is approximately 1.82 acres of existing impervious within the Mary Drive development today. The rural road improvements would increase the total impervious area to 1.88 acres, less than the approved 2.5 acres of impervious.

My recollection of our Teams meeting is that you determined an amendment of permit 6115-910 will not be required provided the total impervious remains below 2.5 acres and that runoff from the rural road can be conveyed into the existing roadside swale along Mary Drive. The new impervious (house and driveway) on Lot 12 of Sadlar Meadow would require a new stormwater practice and either an amendment to the Sadlar Meadow stormwater permit or a separate permit only for Lot 12.

Could you please review the above and attached and confirm that my recollection of our meeting is still accurate that no amendment to the Mary Drive stormwater permit is required? Also, could you please let me know if the new Lot 12 impervious can be covered under its own separate permit or if we will need to amend the Sadlar Meadow permit? I've explained your previous determination regarding Mary Drive to the Richmond planning & zoning staff but given the amount of time that has passed they have requested that I get a more recent confirmation/determination from the Stormwater program. Also, because our meeting occurred via Teams, I have nothing in writing I can provide to them and the selectboard.

Please let me know if you need any more information from me.
Thank you,

Graham Tidman, P.E.

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From: Haenke, Brodie <Brodie.Haenke@vermont.gov>

Sent: Tuesday, January 14, 2025 1:24 PM

To: Graham Tidman <gtidman@olearyburke.com>

Cc: Bryan Currier <bcurrier@olearyburke.com>; Danny Peet <dpeetfarm4@gmail.com>;
Purcell, Terry <Terry.Purcell@vermont.gov>

Subject: RE: Sadlar Meadow Lot 12 Driveway Improvements

Hey Graham,

I just sent around a Teams meeting invite for Thursday at 2pm. Thanks, talk to you soon.



Brodie Haenke | Environmental Analyst

Vermont Agency of Natural Resources | Department of Environmental Conservation

Watershed Management Division | Stormwater Program

Davis 3, 1 National Life Dr | Montpelier, VT 05620-3901

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<https://dec.vermont.gov/watershed/stormwater>

From: Graham Tidman <gtidman@olearyburke.com>

Sent: Tuesday, January 14, 2025 7:57 AM

To: Haenke, Brodie <Brodie.Haenke@vermont.gov>

Cc: Bryan Currier <bcurrier@olearyburke.com>; Danny Peet <dpeetfarm4@gmail.com>;
Purcell, Terry <Terry.Purcell@vermont.gov>

Subject: RE: Sadlar Meadow Lot 12 Driveway Improvements

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Hi Brodie,

Thanks for getting back to us. Would Thursday at 2:00 PM work for you?

Thank you,

Graham Tidman, P.E.

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From: Haenke, Brodie <Brodie.Haenke@vermont.gov>

Sent: Monday, January 13, 2025 3:37 PM

To: Graham Tidman <gtidman@olearyburke.com>

Cc: Bryan Currier <bcurrier@olearyburke.com>; Danny Peet <dpeetfarm4@gmail.com>;
Purcell, Terry <Terry.Purcell@vermont.gov>

Subject: Sadlar Meadow Lot 12 Driveway Improvements

Hello,

Thanks for your patience with a response. Terry forwarded this to me and we met briefly to discuss and we thought it would just be best to meet with you briefly to discuss. Terry and I are available after 2pm on Wednesday, after 1pm on Thursday, or after 1pm on Friday.

Let us know if you can be available during any of those times. Thanks,



Brodie Haenke | Environmental Analyst

Vermont Agency of Natural Resources | Department of Environmental Conservation

Watershed Management Division | Stormwater Program

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<https://dec.vermont.gov/watershed/stormwater>

From: Graham Tidman

Sent: Monday, November 4, 2024 8:53 AM

To: Purcell, Terry <terry.purcell@vermont.gov>

Cc: Bryan Currier <bcurrier@olearyburke.com>; Danny Peet
<dpeetfarm4@gmail.com>

Subject: Sadlar Meadow Lot 12 Driveway Improvements

Good morning Terry,

I am currently working on a project for Danny Peet who owns Lot #12 of the Sadlar Meadow development in Richmond. Lot #12 is accessed by an existing 12' wide shared driveway off Mary Drive which runs through a 60' wide right-of-way and Lot #13 of Sadlar Meadow. Because the new house on Lot #12 will be the fourth dwelling served by the shared driveway, the Town of Richmond wants Mr. Peet to upgrade the

driveway to public "Rural Road" standards which requires a new road width of 24 feet and obviously results in new impervious area (shown in red on the attached sketch).

The Mary Drive development was approved for 2.5 acres of impervious area under stormwater discharge permit 6115-9010. Our office did a detailed analysis of existing conditions and found that there is currently approximately 1.82 acres of existing impervious on the eight (8) residential lots and 60' shared driveway right-of-way within the Mary Drive development (see gray area on attached sketch). Widening of the shared driveway within the 60' R.O.W. will result in 0.17 acres of redeveloped impervious and 0.15 acres of new impervious within the Mary Drive development. On the abutting Peet properties (Lots 12 and 13 of the Sadlar Meadow development) there will be 0.12 acres of driveway redevelopment and 0.28 acres of new impervious (including driveway widening, Lot 12 driveway, and Lot 12 house).

We are hoping to get a confirmation from you on the following:

1. Because Mary Drive was approved for 2.5 acres of impervious, and the existing and proposed impervious within the Mary Drive development will total 1.97 acres (< 2.5 acres), there is no stormwater permitting necessary for the widened driveway within the 60' wide right-of-way.
2. Because there is existing impervious on the abutting Peet property, and because the proposed new impervious on the abutting Peet property totals 0.28 acres (< 0.5 acres), these improvements also do not require stormwater permitting.

Please let me know if you need any additional information.

Thank you,

Graham Tidman, P.E.

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